

# Planning Board Minutes

## Tuesday, March 1, 2005

Memorial Building  
150 Concord Street, Public Hearing Room

Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Sue Bernstein. Carol Spack, Clerk arrived at 7:40. Andrea Carr-Evans arrived at 7:45. Also present was MaryRuth Reynolds, Administrative Assistant.

**Meeting was called to order at 7:30 pm**

### **I. Special Permit Extension - 501 Cochituate Road**

Peter Barbieri represented the Applicant. Peter briefly explained that due to an appeal of the order of conditions the Special Permit was delayed and asked that the applicant be granted an extension. He asked for a one year extension which would extend the expiration date to March 31, 2006. *Sue Bernstein moved to approve the extension for Special Permit for Use and Special Permit for Reduction in Parking Spaces for 501 Cochituate Road for one year due to the fact that the applicant couldn't commence construction due to a conservation appeal. Ann Welles seconded the motion. The vote was 3 in favor 0 opposed and 1 abstention (Carol Spack) (Andrea Carr-Evans was not present)*

### **II. Update on the Active Adult By-law**

The Board Discussed the Active Adult By-law with Gene Kennedy. Gene composed a report that identified all the parcels in the town that were 5 acres and above. The Board review the chart presented. The Board discussed the parcels and how to determine which lots would be the most likely to be developed for the by-law. The Board asked Gene if he could get more detail about the parcels i.e. the availability of water and sewer, existing structures and to eliminate the parcels that are less developable. They discussed the percent of lots in the different precincts of town and where the least impacted area might be and the density issues in those areas. The Board will be meeting with Standing Committee on Planning and Zoning on Monday and hoped that they could present the updated chart at that meeting.

1       **III.    Miscellaneous Administrative**

- 2               a.    The Board reviewed future meeting dates.
- 3               b.    Approval of funds to pay an invoice for the color change of traffic lights
- 4                       on Waverly Street. *Ann Welles moved to approve the using of the 186*
- 5                       *Waverly Street (KFC mitigation) monies in the amount of \$5997.00 to*
- 6                       *pay the Lorusso Corp. invoice # 40101. Carol Spack seconded the*
- 7                       *motion. The vote was 5 in favor and 0 opposed. Ann Welles moved to*
- 8                       *approve the using of the 266-300 Waverly Street Harley Davidson*
- 9                       *mitigation monies in the amount of \$1003.00to pay the Lorusso Corp.*
- 10                      *invoice #40101. Andrea Carr-Evans seconded the motion. The vote was*
- 11                      *5 in favor and 0 opposed.*
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13       **IV.    Decision Review ~ 350 Cochituate Road**

14               The Board reviewed the decision for 350 Cochituate Road making minor edits. The

15               Board previously voted the decision and only needed to review and sign the

16               document. Thomas Mahoney signed the decision.

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18       **V.    Meeting adjournment**

19               *Ann Welles moved to adjourn. Andrea Carr-Evans seconded the motion. The vote*

20               *was 5 in favor 0 opposed. Meeting adjourned at 10:30pm*

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23   Respectfully submitted,

24   Mary Reynolds

25   Recording Secretary

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28   **\*\*THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE**

29       **PLANNING BOARD MEETING OF MARCH 29, 2005.**

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Thomas Mahoney, Chairman